TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R32925

Property Information

property address: <u>406 ELM</u>

legal description: <u>MIDWAY PLACE, BLOCK 10, LOT 3 & PT OF 2,4</u>

owner name/address: <u>DILLARD, ROY & SHANE</u>

<u>406 ELM AVE</u>

<u>BRYAN, TX 77801-3117</u>

full business name: _____

land use category: _Single family residential_ type of business: _____

current zoning: _RD-5_ occupancy status: _Occupied_

lot area (square feet): _12,750_ frontage along Texas Avenue (feet): _n/a_

lot depth (feet): _149.61_ sq. footage of building: _1,308_

property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

lot width · 76.78

Improvements

# of buildings: _1_ building height (feet): _12_ # of stories: _1_

type of buildings (specify): _Wood_

building/site condition: _3_

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) _____

approximate construction date: <u>1946</u> accessible to the public: ☐ yes ☒ no

possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

# of signs: _0_ type/material of sign: _____

overall condition (specify): _____

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) _____

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☒ no # of available off-street spaces: _2_

lot type: ☐ asphalt ☐ concrete ☒ other _gravel_

space sizes: _____ sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition: _Fair_

end islands or bay dividers: ☐ yes ☒ no: landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue *NA*

how many: _____   curb types: □ standard curbs   □ curb ramps   curb cut closure(s) suggested? □ yes   □ no

if yes, which ones: _____

meet adjacent separation requirements: □ yes □ no   meet opposite separation requirements: □ yes □ no

Landscaping

☒ yes □ no   (if none is present) is there room for landscaping on the property?   □ yes   □ no

comments: _____
_____

Outside Storage

□ yes ☒ no   (specify) _____
(Type of merchandise/material/equipment stored)

dumpsters present: □ yes ☒ no   are dumpsters enclosed: □ yes ☒ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes □ no   (circle one)   (residential use)   (residential zoning district)

is the property developable when required buffers are observed?   ☒ yes   □ no

if not developable to current standards, what could help make this a developable property?

_____
_____

accessible to alley: □ yes ☒ no

Other Comments:

_____
_____
_____
_____
_____
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